



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Carfax Fold, Rochdale, OL12 7GH

### Offers Over £290,000

A SPACIOUS THREE BEDROOM FAMILY HOME WITH A GENEROUS GARDEN

Nestled in the tranquil cul-de-sac of Carfax Fold, Rochdale, this impressive three-bedroom detached family home offers a perfect blend of comfort and modern living. The property is situated in a sought-after area, making it an ideal choice for families seeking a peaceful yet convenient lifestyle.

Upon entering, you are greeted by a spacious open-plan kitchen and dining room, which is fitted with a contemporary kitchen that is both stylish and functional. This inviting space is perfect for family gatherings and entertaining guests. The well-lit reception room, which overlooks the generous rear garden, provides a warm and welcoming atmosphere, ideal for relaxation after a long day.

The home boasts a modern bathroom suite, ensuring that daily routines are both comfortable and convenient. Each of the three bedrooms is well-proportioned, offering ample space for family members to unwind and enjoy their privacy.

The generous rear garden is a standout feature of this property, providing a safe and enjoyable outdoor space for children to play and for family gatherings during the warmer months. Additionally, the ample off-road parking ensures that you will never have to worry about finding a space for your vehicles.

# Carfax Fold, Rochdale, OL12 7GH

## Offers Over £290,000



- Exceptional Detached Property
- Contemporary Fitted Dining Kitchen
- Ample Off Road Parking
- EPC Rating C
- Three Bedrooms
- Move-in Ready
- Tenure Freehold
- Three Piece Bathroom Suite
- Extensive Plot
- Council Tax Band D

### Ground Floor

Laid to lawn, bedding areas, mature shrubbery and tarmac driveway.

#### Entrance Hall

8'8 x 5'9 (2.64m x 1.75m)

Composite double glazed frosted front door, UPVC double glazed window, central heating radiator, tiled flooring, doors leading to store (WC), kitchen/dining area and stairs to first floor.

#### Store (WC)

4'0 x 2'5 (1.22m x 0.74m)

Plumbing for WC and wash basin, extractor fan and tiled flooring.

#### Kitchen/Dining Area

17'4 x 13'9 (5.28m x 4.19m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with solid wood work surfaces, integrated high rise oven, four ring gas hob, tiled splashback, ceramic Belfast sink with mixer tap and integrated draining ridges, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and double doors to reception room.

#### Reception Room

16'8 x 10'3 (5.08m x 3.12m )

Two UPVC double glazed windows, central heating radiator, electric fire, wood effect laminate flooring, door to understairs storage and UPVC double glazed French doors to rear.

### First Floor

#### Landing

UPVC double glazed window, loft access, smoke detector, doors leading to three bedrooms, bathroom and store.

#### Bedroom One

11'6 x 9'0 (3.51m x 2.74m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'3 x 7'9 (3.12m x 2.36m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

8'1 x 7'5 (2.46m x 2.26m )

UPVC double glazed window and central heating radiator.

#### Bathroom

9'11 x 5'5 (3.02m x 1.65m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, wood panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, partially tiled elevations, extractor fan and tiled flooring.

### External

#### Rear

Enclosed garden with paving and composite decking.

#### Front



Tel: 01706396140

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